



*The
Garden
House*

The Garden House Churchfields, Hertford, SG13 8AE
Offers In Excess Of £1,000,000

Lanes
ESTATE AGENTS

The Garden House Churchfields, Hertford, SG13 8AE

****VENDOR SUITED**/ ****RARELY AVAILABLE - MUST BE VIEWED****** Located in one of Hertford's most sought after locations is this extended five bedroom detached family home. 'The Garden House' is just moments walk from Hertford's Town Centre, local transport links, countryside walks and sits in both Secondary School Catchments. You are welcomed into a large entrance hall leading onto Lounge, Dining Room, kitchen and the added bonus of a potential self contained Annex. Upstairs five bedrooms lead off a large landing with a main family bathroom and master bedroom with En-suite. Externally there is ample off street parking, double garage, and a beautifully maintained wrap around garden. There is also further scope to extend STPP. Do not miss this unique opportunity and call Lanes Estate Agents today.



Ground Floor

Entrance Hall 13'9 x 10'3 (4.19m x 3.12m)

Kitchen 18'1 x 9'8 (5.51m x 2.95m)

Lounge 25'2 x 13'8 (7.67m x 4.17m)

Dining Room 13'9 x 13'1 (4.19m x 3.99m)

Study 7'8 x 7 (2.34m x 2.13m)

Reception / Annex Lounge

17 max x 16'8 max (5.18m max x 5.08m max)

Bedroom 10'8 x 10'8 (3.25m x 3.25m)

Upper Floor

Landing 14 x 7 (4.27m x 2.13m)

Master Bedroom

33'5" max x 13'3" (restricted head height) (10.19m max x 4.04m (restricted head height))

Bedroom Two 12'9 x 10'6 (3.89m x 3.20m)

Bedroom Three 12'3 x 9'8 (3.73m x 2.95m)

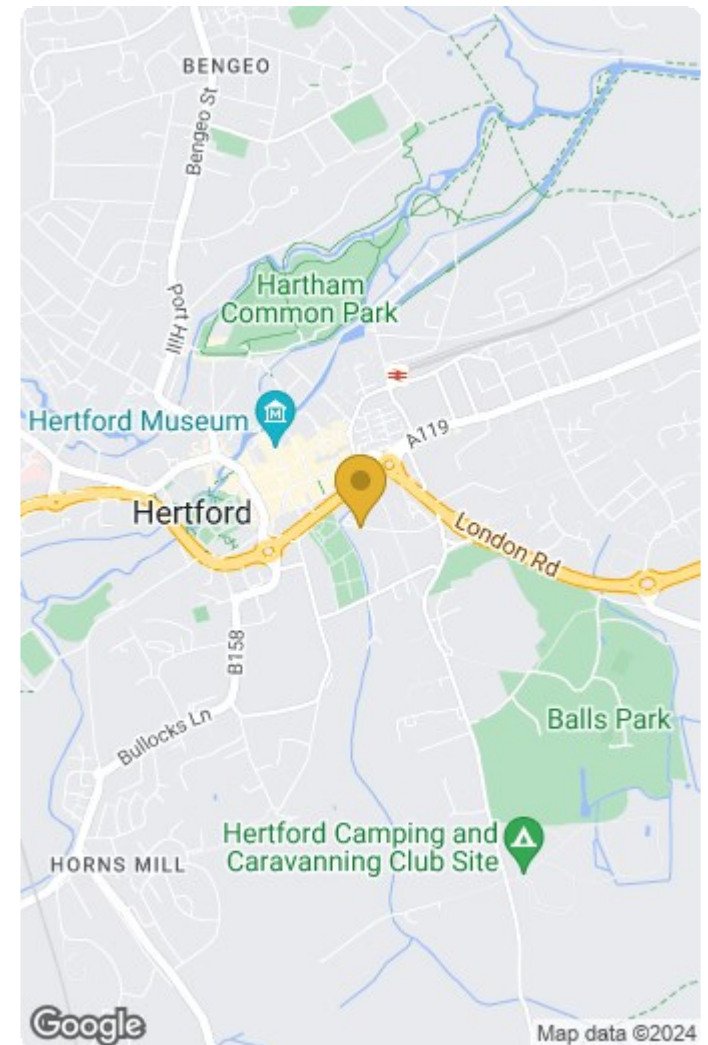
Bedroom Four 9'2 x 9'2 (2.79m x 2.79m)







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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